



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes - Monday, February 14, 2022 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Giuseppe Fornaro

Bernie Campbell
Meaghan Neville-Dunne

Absent

Tony Cavallaro
David Traggorth

Other Attendees

Christine Stickney, Town Planner
Ann Lee, CDMI Director
Tom Burke, Chair Affordable Housing Trust

Stephen Carroll, Affordable Housing Trust
Chelsea Stevens, Finance Director/Town Accountant
Karen Sunnarborg, Housing & Planning Consultant

Opening

The Chair MaryAnn Brugnoli opened the meeting at 6:45 PM and made note the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from January 24, 2022 as written.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes

Hanover Housing Production Plan

The Hanover Affordable Housing Trust met with the Board to discuss the State required Housing Production Plan. Affordable Housing Trust Chair Tom Burke thanked the Board for making time for them and introduced housing and planning Consultant Karen Sunnarborg who worked extensively with the Trust to develop the required plan. Ms. Sunnarborg focused on the many housing strategies in the plan including community outreach and education, revisions to the VPUD bylaw, adoption of new bylaws, use of Chapter 40R, conversion of public property to affordable housing, friendly 40B developments, adaptive reuse and infill housing. Ms. Sunnarborg also noted the importance of ensuring long-term affordability of current subsidized housing inventory (SHI) units and possible creations of programs to assist residents with first time homeownership and small home repairs. The Board discussed what affordable housing properties are currently in Town, and Mr. Burke reviewed the Barstow Village arrangement with the Board.

Board member Giuseppe Fornaro confirmed the cluster housing bylaw that the Trust is interested in was presented to the Board in the past and stated the bylaw needs many changes in his opinion. Mr. Burke spoke briefly about the cluster bylaw as well as a possible inclusionary bylaw. Board member Meaghan Neville-Dunne expressed her concern that existing Hanover residents, especially seniors, are being pushed out by higher taxes and high home repair costs. Mr. Burke noted the Trust is working on creating a small sewer repair grant program and mentioned the existing tax relief program for seniors is administered by the Board of Assessors. Ms. Neville-Dunne stated the importance of promoting the tax relief program to make residents aware. Board member Bernie Campbell thanked the Trust for the work they put into the plan and stated it looks good. Vice Chair Ken Blanchard agreed that seniors are being priced out of their own homes and even the affordable senior housing in Town isn't that affordable. Mr. Burke agreed and explained the Trust worked diligently to reduce the unit rental prices when Barstow Village was being proposed.

Town Planner Christine Stickney discussed with Ms. Sunnarborg the 2020 census figures which have yet to be released and how they will affect the plan especially the Town's subsidized housing inventory (SHI) percentage. Ms. Sunnarborg stated she only

estimated the SHI percentage based on growth, and it may reduce the SHI percentage from 11.75% to 11.1%. Ms. Stickney noted there are a number of housing strategies included in the plan and suggested the Trust focus on strategies which are realistically attainable such as an inclusionary bylaw, in fill housing and redevelopment/repurpose. Mr. Burke explained the State requires certain aspects of the plan be included, but the Trust will certainly focus on the portions that will work best in Hanover. Ms. Sunnarborg stated the plan gives a time frame for each suggested strategy, some one to two years and others three to five years. Ms. Stickney noted on page 60 section 5.2 there is a discussion on reduced minimum lot sizes which is concerning and Ms. Sunnarborg confirmed they are only suggested in the instance of a cluster bylaw. The Chair thanked the Trust and Ms. Sunnarborg for the presentation.

Administrative

- ***Benjamin Brooks Estates***

The Board reviewed a new performance bond for Benjamin Brooks Estates to replace the current one. The Board voted to release the existing performance bond.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Bernie Campbell – Yes
Giuseppe Fornaro - Yes
Meaghan Neville-Dunne – Yes

The Board voted to accept the new performance bond.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Bernie Campbell – Yes
Giuseppe Fornaro - Yes
Meaghan Neville-Dunne – Yes

- ***Gray's Place surety***

The Board reviewed the proposed surety amount for Gray's Place. CEI reviewed the estimate for the Board and recommends surety be set at \$255,000. Town Planner Christine Stickney explained the applicant agreed to the amount but has yet to deliver the bond to the Planning Office. The Board voted to accept the surety amount of \$255,000.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Bernie Campbell – Yes
Giuseppe Fornaro - Yes
Meaghan Neville-Dunne – Yes

The Board will review the bond for acceptance at their next meeting if it has been received.

- ***VPUD Warrant Article Update***

The Board briefly discussed the VPUD warrant article and the public hearing that needs to be held.

- ***Master Plan***

The Chair informed the Board that the Master Plan Committee would like a representative from the Planning Board as a liaison. Board member David Tragorth will be asked to take the position. If he is unable, Board member Giuseppe Fornaro is willing to fill the role.

Adjournment

The Board voted to adjourn at 7:56 pm.

Upcoming Meetings

Monday, February 28, 2022

Monday, March 14 & 28, 2022

Monday, April 11 & 25, 2022